

**TOWN OF EAST WINDSOR**  
**PLANNING AND ZONING COMMISSION**  
**11 RYE STREET, P.O. BOX 389**  
**BROAD BROOK, CT. 06016**  
**(860) 623-6030**

COMMISSION:

Gary Guiliano - Chairman  
Ed Filipone - Vice Chairman  
Kevin Saunders - Secretary  
Frank Gowdy - Regular  
Tim Rodrigue - Regular

David Tyler - Alternate  
Joseph Ouellette - Alternate  
John Kehoe - Alternate

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**AGENDA**

**TUESDAY, SEPTEMBER 13, 2005 - 7:30 P.M.**  
**PLANNING AND ZONING COMMISSION**  
**Meeting #1461**

Commission members and alternates who are unable to attend the meeting are asked to call the Planner's Office (623-6030) before noon of the day of the meeting.

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**I. ESTABLISHMENT OF QUORUM**

**II. ADDED AGENDA ITEMS**

**III. RECEIPT OF APPLICATIONS**

**IV. LEGAL NOTICE**

**V. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS:**

**Anchor Engineering Services, Inc.** – Request for extension of Special Use Permit for Excavation of property located on Wapping Road owned by Anna S. Maslak and NORCAP, Inc.

**M & L Development, 94 South Main Street** – Establish new effective date for Zone Change (from TZ5 to SDD - Granted on 7/26/05).

**Bruce P. Fader** – Request for 90-day extension for filing of mylars for Hemlock Court, Phase II.

**VI. CONTINUED HEARINGS:**

**Letourneau Builders** - Special Use Permit for a 54-unit Active Adult Housing development (Norton Fields) located on the west side of Rye Street [R-2 zone; Map 31, Block 40, Lot 17]. (*Deadline to close hearing extended to 9/13/05*)

**KF Realty LLC** - Special Use Permit for Planned Residential Development (Farnham Estates) for 8 lots, including Special Use Permit for 2 rear lots, located at 247 Rye Street, owned by Randy A. and Linda L. Moore [R-3 & A-2 zones; Map 35, Block 49, Lot 22]. (*Deadline to close hearing extended to 9/13/05*)

**VII. NEW HEARING:**

**Proposed Text Amendment** to the East Windsor Zoning and Subdivision Regulations for a 9-month moratorium on residential development: add Section 21 to the East Windsor Zoning Regulations and add Section 13 to the East Windsor Subdivision regulations, both regarding moratoria.

**VIII. NEW BUSINESS:**

**Nextel Communications** - Site Plan Approval for 12' x 20' equipment shelter and 12 antennas to be mounted on existing water tank located at 104 Prospect Hill Road, owned by CT. Water Company. [M-1 zone; Map 5, Block 17, Lot 38] (*Deadline for decision 10/13/05*)

**John Silva** - Site Plan Approval to allow construction of a 2,080 sq. ft. building (Dunkin Donuts) and parking lot located at 17 North Road, owned by Nicholas P. Lata. [B-1 zone; Map 2, Block 16, Lot 16C] (*Deadline for decision 10/13/05*)

**IX. BUSINESS MEETING:**

- (1) Correspondence
- (2) Staff Reports

**X. APPROVAL OF MINUTES:**

**XI. SIGNING OF MYLARS/PLANS**

**XII. ADJOURNMENT**